



Committee of Adjustment
 Tuesday December 10, 2013
 9:30 am
 Council Chambers, Aberfoyle

MINUTES

MEMBERS PRESENT

Barb McKay, Chair
 Matthew Bulmer

MEMBERS ABSENT

Beverly Nykamp

OTHERS IN ATTENDANCE

Jason Kenel
 Patricia Ross

1. CALL TO ORDER

The meeting was called to order at 9:30 am.

2. DISCLOSURE OF PECUNIARY INTEREST

None.

3. APPROVAL OF MINUTES

Moved by M. Bulmer and Seconded by B. McKay
 That the Minutes of the Sixth Regular 2013 Committee of Adjustment meeting dated September 10, 2013 be and are hereby adopted as presented.

CARRIED.

4. APPLICATIONS

1. Jason Kenel and B. Patricia Ross – 7291 Concession 1 – Part Lot 25, Gore Concession – #A12/2013

The purpose of the application is to seek relief from provisions of Zoning By-law #19/85. General Provisions, Section 3(1)(d)(i) – a building or structure accessory to a single dwelling, anywhere in an interior side yard or a rear yard, provided that such accessory building or structure is not located closer than two metres to any lot line.

A Letter from the County of Wellington dated November 27, 2013 advises there are no concerns with the application provided the Committee is satisfied that the septic system is not impacted.

The Committee was in support of the application.

Moved by M. Bulmer and Seconded by B. McKay.
 That the Committee of Adjustment after considering the criteria when deciding a Minor Variance Application does hereby give Application #A12/2013, Jason Kenel and B. Patricia Ross, 7391 Concession 1, relief from provisions of Zoning By-law #19/85 as follows:

i) General Provisions, Section 3(1)(d)(i). The bylaw requires a building or structure accessory to a single dwelling to not be closer than 2 metres to any lot line. Requesting permission to allow for a garage to be erected 1.5 metres from the side property line. Total relief is 0.5 metres.

CARRIED.

5. NEXT MEETING

Tuesday January 14, 2014.

6. AJOURNMENT

The meeting adjourned at 9:40 am.

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER XXX/14

A BY-LAW TO AMEND BY-LAW NUMBER 19/85, AS AMENDED BEING THE ZONING BY-LAW OF THE OF THE TOWNSHIP OF PUSLINCH

(To remove the Holding Symbol for part of the Mini Lake property in Aberfoyle pursuant to section 34 and section 36 of *The Planning Act*, R.S.O., 1990, as amended).

WHEREAS the County of Wellington Official Plan contains policies relating to the use of Holding Zone provisions pursuant to section 36 of *The Planning Act*, R.S.O., 1990 as amended;

AND WHEREAS the lands affected by this By-law are presently subject to Holding Zone Provisions, namely ('h-1') Pursuant to the Township of Puslinch Zoning By-law Number 19/85 as amended;

AND WHEREAS the subject holding provisions preclude the use of the affected land for year-round residential occupancy until such a time as the Holding Zone symbol has been removed;

AND WHEREAS the requirements for the removal of the Holding Zone from part of the subject property have been addressed to council's satisfaction.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

- 1) THAT By-law 19/85 is amended by removing the Holding Zone Symbol ('h-1') from a specific part of the lands described as Part of Lot 21, Concession 8, Known as the Mini Lakes Property, more specifically defined as the sites listed on Schedule "A" Which forms part of this By-law.
- 2) That all other applicable provisions of Zoning By-law 19/85, as amended, shall continue to apply to the lands affected by this By-law.
- 3) That this By-law shall come into effect on the date of final enactment by Council pursuant to the requirements of The Planning Act, R.S.O., 1990 as amended.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22ND DAY OF JANUARY, 2014

Dennis Lever, Mayor

Karen Landry, C.A.O/Clerk

Schedule "A"
EXPLANATORY NOTE
By-Law No. XXX/14

The Holding zone Symbol (h-1) shall be removed from site 213.

This is schedule "A" to By-law No. XXX/14
Passed this 22nd day of January, 2014

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

EXPLANATORY NOTE

BY-LAW NUMBER XXX/14

The purpose of this by-law is to remove the current holdings Symbol ('h-1') which applies to part of the subject property which is described as part of Lot 21, Concession 8 known as Mini Lakes Country Club owned by the Mini Lakes Residents Association.

The current zoning of the subject lands is **Mini Lakes (ML 'h-1') Holding Zone**. The holding zone was established by the Ontario Municipal Board on March 28, 2000 to ensure the orderly conversion of the Mini lakes Property from a seasonal recreational/residential trailer park to a permanent residential adult lifestyle community.

Pursuant to Zoning by-law No. 19/85 as amended, the holding provisions may be removed from the subject land, or part of the subject land, when Council is satisfied that a development agreement between the land owner and the Township has been established and the new sewage and treatment and water supply services have been completed. These matters have now been addressed, and the owners are seeking to remove the Holding symbol from 1 dwelling site within the park.

Once the 'h-1' symbol has been removed from a dwelling site, it may be used for year round residential occupancy subject to the townships building standards and applicable regulations on the Mini lakes (ML) Zone.

The Attached Appendix 1 is the interm- as built plan of Mini Lakes property, which highlights the dwelling site (as listed on schedule "A") where the holding symbol is to be removed in accordance with this By-law.

Appendix 1



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER XX/14

Being a by-law to appoint Council members to a Committee of Adjustment for the Corporation of the Township of Puslinch.

WHEREAS pursuant to section 44 of the *Planning Act, R.S.O. 1990, Chapter P.13*, Council may constitute and appoint a committee of adjustment for the municipality composed of such persons, as Council considers advisable,

NOW THEREFORE the Council of the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the following member of Council is appointed as a member of the Committee of Adjustment to hold office from January 1, 2014 to November 30, 2014:
 1. Mayor Dennis Lever

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS XXth DAY OF JANUARY, 2014.

Signed: _____
Dennis Lever, Mayor

Karen, Landry, CAO/Clerk

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER XX/14

Being a by-law to confirm the proceedings of the Council of the Corporation of the Township of Puslinch at its meeting held on January 22, 2014.

WHEREAS by Section 5 of the *Municipal Act, 2001, S.O. 2001, c.25* the powers of a municipal corporation are to be exercised by its Council;

AND WHEREAS by Section 5, Subsection (3) of the *Municipal Act*, a municipal power including a municipality's capacity, rights, powers and privileges under section 8, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Township of Puslinch at its meeting held January 22, 2014 be confirmed and adopted by By-law;

NOW THEREFORE the Council of the Corporation of the Township of Puslinch hereby enacts as follows:

- 1) The action of the Council of the Corporation of the Township of Puslinch, in respect of each recommendation contained in the reports of the Committees and each motion and resolution passed and other action taken by the Council at said meeting are hereby adopted and confirmed.
- 2) The Head of Council and proper official of the Corporation are hereby authorized and directed to do all things necessary to give effect to the said action of the Council.
- 3) The Head of Council and the Clerk are hereby authorized and directed to execute all documents required by statute to be executed by them, as may be necessary in that behalf and the Clerk authorized and directed to affix the seal of the said Corporation to all such documents.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22ND DAY OF January, 2014.

Dennis Lever, Mayor

Karen Landry, C.A.O./Clerk